



TUESDAY, AUGUST 26, 2003

6:00 P.M.

(immediately following the City Council meeting)

COUNCIL CHAMBERS
PUBLIC SERVICES BUILDING

ADJOURNED JOINT MEETING OF THE
REDEVELOPMENT AGENCY / CITY COUNCIL
OF THE CITY OF CHULA VISTA

CALL TO ORDER

ROLL CALL

Agency/Council Members Davis, McCann, Rindone, Salas; Chair/Mayor Padilla

CONSENT CALENDAR

The staff recommendations regarding the following item(s) listed under the Consent Calendar will be enacted by the Agency/Council by one motion without discussion unless an Agency/Council member, a member of the public or City staff requests that the item be pulled for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak Form" available in the lobby and submit it to the Secretary of the Redevelopment Agency or the City Clerk prior to the meeting. Items pulled from the Consent Calendar will be discussed after Action items. Items pulled by the public will be the first items of business.

1. **APPROVAL OF MINUTES – July 8, 2003, July 15, 2003, and July 22, 2003**

PUBLIC HEARING

The following item(s) have been advertised and/or posted as public hearings as required by law. If you wish to speak to any item, please fill out the "Request to Speak Form" available in the lobby and submit it to the Redevelopment Agency or the City Clerk prior to the meeting.

2. a. **PUBLIC HEARING TO CONSIDER ESTABLISHING DEVELOPMENT STANDARDS, AND ALLOWING A 25 PERCENT DENSITY BONUS TO ALLOW FOR A 14-UNIT TOWN HOME PROJECT IN THE R2P ZONE FOR PROPERTY LOCATED AT 774 ADA STREET –** Ada Terrace, Inc. proposes to develop a market rate 14-unit town home project in two triplex and four duplex buildings at 774 Ada Street. The project is located in the Southwest Redevelopment Area. [Community Development Director]
2. b. **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA GRANTING A PRECISE PLAN PCM-03-31 TO ESTABLISH DEVELOPMENT STANDARDS, AND APPROVING A 25 PERCENT DENSITY BONUS TO ALLOW FOR A 14-UNIT TOWN HOME PROJECT IN THE R2P ZONE FOR PROPERTY LOCATED AT 774 ADA STREET**
- 2.c. **RESOLUTION OF THE REDEVELOPMENT AGENCY AND CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN OWNER PARTICIPATION AGREEMENT WITH ADA TERRACE, INCORPORATED FOR THE DEVELOPMENT OF A 14-UNIT TOWN HOME PROJECT AT 774 ADA STREET WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA**

STAFF RECOMMENDATION: a) Council place the ordinance on first reading; b.) Agency approve the resolution.

ACTION ITEMS

The items listed in this section of the agenda are expected to elicit substantial discussions and deliberations by the Agency/Council, staff, or members of the general public. The items will be considered individually by the Agency/Council and staff recommendation may in certain cases be presented in the alternative. Those who wish to speak, please fill out a Request to Speak form available in the lobby and submit it to the Secretary to the Redevelopment Agency or City Clerk prior to the meeting.

3. **RESOLUTION OF THE REDEVELOPMENT AGENCY AND CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING THE BROADWAY REVITALIZATION STRATEGY (BRS) FOR THE H TO L STREET SEGMENT/H STREET ENTRYWAY OF THE BROADWAY CORRIDOR, AND DIRECTING STAFF TO DEVELOP AN IMPLEMENTATION PLAN FOR IMMEDIATE ACTION ITEMS** – Staff will be presenting the proposed Broadway Revitalization Strategy (BRS) for the initial focus area. The purpose and intent of the Broadway revitalization effort is to reverse deteriorating conditions, support the vitality of commercial establishments, and enhance the visual quality of the urban environment. The BRS provides a comprehensive list of revitalization strategies that are intended to build upon the focus area's recent and anticipated successes for the purpose of making the area more attractive to investors, consumers, visitors, and residents. [Community Development Director]

STAFF RECOMMENDATION: Agency/Council adopt the resolution.

ORAL COMMUNICATIONS

This is an opportunity for the general public to address the Redevelopment Agency/City Council on any subject matter within the Agency/Council's jurisdiction that is not an item on this agenda. (State law, however, generally prohibits the Redevelopment Agency/City Council from taking action on any issues not included on the posted agenda.) If you wish to address the Agency/Council on such a subject, please complete the "Request to Speak Under Oral Communications Form" available in the lobby and submit it to the City Clerk prior to the meeting. Those who wish to speak, please give your name and address for record purposes and follow up action.

4. **DIRECTOR/CITY MANAGER'S REPORT(S)**
5. **CHAIR/MAYOR REPORT(S)**
6. **AGENCY/COUNCIL COMMENTS**

ADJOURNMENT

The meeting will adjourn to a regular meeting of the Redevelopment Agency on September 16, 2003, at 6:00 p.m., immediately following the City Council meeting in the City Council Chambers.

AMERICANS WITH DISABILITIES ACT

The City of Chula Vista, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodates to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least 48 hours in advance for meetings and five days for scheduled services and activities. Please contact the Secretary to the Redevelopment Agency for specific information at (619) 691-5047 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5647. California Relay Service is also available for the hearing impaired.